

Prepared by & Return to:  
Nationwide Trustee Services, Inc.  
1587 Northeast Expressway  
Atlanta, Ga 30329  
770-234-9181

3/04/09 9:31:17 SS  
BK 603 PG 721  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

INDEXING INSTRUCTIONS: Lot 33, Section A, Shadow Oaks Subdivision, situated in Section 32, Township 1 South, Range 8 West, DeSoto County, Mississippi,

STATE OF MISSISSIPPI

COUNTY OF DE SOTO

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, Dewayne Davis and Venita Davis executed a Deed of Trust in favor of Lem Adams, III, Trustee, securing an indebtedness to Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for Suntrust Mortgage Inc., dated September 29, 2006, and recorded in Book 2578, Page 675 of the Land Records of De Soto County, Mississippi; and

WHEREAS, said Deed of Trust was assigned to Chase Home Finance LLC, by instrument dated September 3, 2008, and recorded in the Office of the aforesaid Chancery Clerk in Book 2956, Page 284 and subsequently re-recorded by assignment recorded at Book 2974, Page 258; and

WHEREAS, Chase Home Finance LLC, the legal holder of the said Deed of Trust and the Note secured thereby, substituted Nationwide Trustee Services, Inc. as Substitute Trustee therein, as authorized by the terms thereof, by instrument dated September 4, 2008 and recorded in Book 2956, Page 287 and re-recorded in Book 2974, Page 265 of the records in the offices of the aforesaid Chancery Clerk; and

WHEREAS, default having been made in the payment of the indebtedness secured by said Deed of Trust, which default continued for a period of time necessary for the holder thereof to declare the entire unpaid balance immediately due and payable as was its option so to do under the terms thereof, Nationwide Trustee Services, Inc., did on February 5, 2009, between the hours of 11:00 o'clock a.m. and 4:00 o'clock p.m., at the East Front Steps door of the De Soto County Courthouse, Hernando, Mississippi, offer for sale at public auction and sell to the highest bidder, according to law, the following described land and property, with improvements thereon situated, lying and being situated in De Soto County, Mississippi, and more particularly described as follows:

Lot 33, Section A, Shadow Oaks Subdivision, situated in Section 32, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 58, Pages 19-20, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Said property was sold after strictly complying with all the terms and conditions of said Deed of Trust and the statutes made and provided in such cases. A notice of the time, place and terms of said sale, together with a description of said property to be sold, was given by publication in The DeSoto Times Today, a newspaper published and generally circulated in De Soto County, Mississippi, for three consecutive weeks preceding the date of sale. The first notice of publication appeared on January 15, 2009, and subsequent notices appeared on 01/22/2009 and 01/29/2009. Proof of publication is attached hereto and incorporated herein by reference. A notice identical to said published notice was posted on the bulletin board at the De Soto County Courthouse, Mississippi, on January 15, 2009, and everything necessary to be done was done to make and effect a good and lawful sale.

At said sale Chase Home Finance LLC bid for said property in the amount of \$137,944.23 and this being the highest and best bid the said Chase Home Finance LLC was declared the successful bidder and the same was then and there struck off to Chase Home Finance LLC

WHEREAS, Chase Home Finance LLC, has requested transfer and assignment of its bid to Federal National Mortgage Association and has instructed the undersigned to convey the property described above to Federal National Mortgage Association and the undersigned by execution of this instrument does hereby transfer and assign all rights, title and interest of Chase Home Finance LLC as the highest and best bidder to Federal National Mortgage Association, pursuant to the authority granted to the undersigned in the aforementioned Substitution of Trustee..

NOW, THEREFORE, in consideration of the premises and in consideration of the price and sum of \$137,944.23, cash in hand paid, receipt of which is hereby acknowledged, I, the undersigned Substitute Trustee, do hereby sell and convey unto the said **Federal National Mortgage Association**, its successors and assigns, the land and property above described, together with all improvements thereon.

Title to this property is believed to be good, but I will convey only such title as is vested in me as Substitute Trustee.

WITNESS MY SIGNATURE, this the 5 day of February, 2009.

Christian Mayer, Vice President

Nationwide Trustee Services, Inc.  
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 5 Day of February, 2009, within my jurisdiction, the within named CHRISTIAN MAYER, who acknowledged to me that he is VICE PRESIDENT OF NATIONWIDE TRUSTEE SERVICES, INC, a corporation, and that for and on behalf of said corporation as Vice President, and as the act and deed of said corporation, he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 5 day of February, 2009.

NOTARY  
PUBLIC

Grantor:  
Christian Mayer  
Nationwide Trustee Services, Inc.  
1587 Northeast Expressway  
Atlanta, Ga 30329  
770-234-9181

Grantee:  
Federal National Mortgage Association  
PO Box 650043,  
Dallas, TX 75265-0043  
404-398-6000

NOTARY PUBLIC

My Commission Expires

Laquenia Hazzard  
Notary Public, State of Georgia  
DeKalb County  
My Commission Expires May 26, 2011

# DESOTO TIMES-TRIBUNE

## PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI

COUNTY OF DESOTO

**Diane Smith** personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

**SUBSTITUTE TRUSTEE'S  
NOTICE OF SALE**  
STATE OF MISSISSIPPI  
COUNTY OF DESOTO

WHEREAS, on September 28, 2006, the undersigned, Verne Davis, Esquire, and delivered a certain Deed of Trust unto Lenn Adams, III, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for Suntrust Mortgage Inc., to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of De Soto County, Mississippi in Book 2578, Page 675; and

WHEREAS, said Deed of Trust was subsequently assigned unto Chase Home Finance LLC, by instrument recorded in the Office of the aforesaid Chancery Clerk in Book 2856, Page 284; and replaced by assignment recorded in Book 2874, Page 258; and

WHEREAS, the holder of said Deed of Trust substituted and appointed Nationwide Trustee Services, Inc., as Trustee in said Deed of Trust by instrument recorded in the Office of the aforesaid Chancery Clerk Book 2888, Page 287; and re-recorded in Book 2874, Page 288; and

WHEREAS, default having been made in the payments of indebtedness secured by said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on February 5, 2009, I will, during legal hours (between the hours of 11 o'clock a.m. and 4 o'clock p.m.), at public outcry, offer for sale and will sell, at the East Front Steps of the De Soto County Courthouse at Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in De Soto County, Mississippi, to-wit:

Lot 33, Section A, Shadow Oaks Subdivision, situated in Section 32, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 58, Pages 18-20, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Title to the above described property is believed to be good, but I will convey only such title as is vested in me as Substituted Trustee.

WITNESSED my hand and the seal of my office, this 10th day of December, 2008.

Christian Meyer  
Chancery Clerk, Vice President  
Nationwide Trustee Services, Inc.  
1857 Northwest Expressway  
Atlanta, GA 30360  
(770) 594-1311 ext.  
091122525  
PUBLISHED  
01/12/2009, 01/22/2009, 01/29/2009

Volume No. 114 on the 15 day of Jan., 2009

Volume No. 114 on the 22 day of Jan., 2009

Volume No. 114 on the 29 day of Jan., 2009

Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2009

Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2009

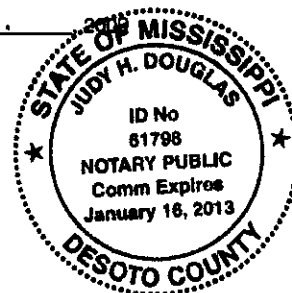
Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2009

Diane Smith

Sworn to and subscribed before me, this 29 day of Jan., 2009

BY Judy A. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE  
MY COMMISSION EXPIRES: JANUARY 18, 2013  
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



A. Single first insertion of 363 words @ .12 \$ 43.56

B. 2 subsequent insertions of 726 words @ .10 \$ 72.60

C. Making proof of publication and depositing to same \$ 3.00

TOTAL PUBLISHER'S FEE: \$ 119.16

45 Hwy. 51 South, Hernando, MS 38632 • 662.429.6397 • Fax: 662.429.5229